105.0	0002	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	775,400 / 775,400
					USE VALUE:	775,400 / 775,400
					ASSESSED:	775,400 / 775,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DI BELLA ROSE C PREVITE/ ESTAT
Owner 2:	
Owner 3:	
Street 1:	C/O JOSEPH M FAHEY
Street 2:	22 MILL ST STE 408
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .231 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Brick Veneer Exterior and 1856 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10043.000	270,500		504,900	775,400
Total Card	0.231	270,500		504,900	775,400
Total Parcel	0.231	270,500		504,900	775,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.78 | /Parcel: 417.78

Legal Description

User Acct 67359

GIS Ref

GIS Ref

Insp Date 10/18/18

Entered Lot Size

Total Land:

Land Unit Type:

!8313!

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	270,500	0	10,043.	504,900	775,400		Year end	12/23/2021
2021	101	FV	260,100	0	10,043.	504,900	765,000		Year End Roll	12/10/2020
2020	101	FV	260,000	0	10,043.	504,900	764,900	764,900	Year End Roll	12/18/2019
2019	101	FV	208,600	0	10,043.	504,900	713,500	713,500	Year End Roll	1/3/2019
2018	101	FV	208,600	0	10,043.	432,800	641,400	641,400	Year End Roll	12/20/2017
2017	101	FV	208,600	0	10,043.	403,900	612,500	612,500	Year End Roll	1/3/2017
2016	101	FV	208,600	0	10,043.	346,200	554,800	554,800	Year End	1/4/2016
2015	101	FV	207,600	0	10,043.	310,200	517,800	517,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:06:48

LAST REV

Date	Time
04/21/20	10:30:22
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8313

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	PR441-044		1/1/1901	Family		No	No		RICHARD J DIBELLA DATE OF DEATH 7/26/1999 BK

USER DEFINED

Prior Id # 1:	67359
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2008	1283	Re-Roof	9,600					
7/18/2001	484	Siding	8,300	C				
9/24/1996	613	Manual	300					CB RADIO MAST

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2020	Mail Update	JO	Jenny O
10/18/2018	MEAS&NOTICE	CC	Chris C
6/9/2009	Measured	189	PATRIOT
12/5/2001	External Ins	PM	Peter M
11/29/1999	Missed Appt.	267	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	263	PATRIOT
8/14/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10043		Sq. Ft.	Site		0	70.	0.72	4									504,902						504,900	

Total AC/HA:	0.23056	Total SF/SM:	10043	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	504,902	Spl Credit		Total:	504,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.21573269
Const Adj.:	1.02479851
Adj $ / SQ:	124.588
Other Features:	84750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392045
Depreciation:	121534
Depreciated Total:	270511

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

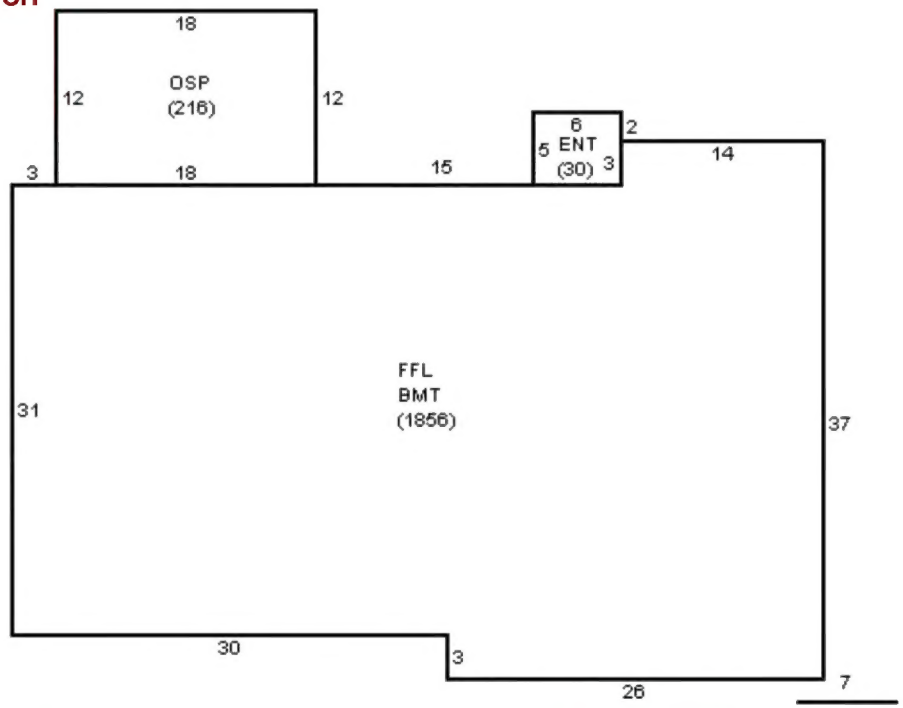
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	124.59
Special Features:	0	Val/Su Net:	68.34
Final Total:	270500	Val/Su SzAd	145.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,856	37.380	69,371
FFL	First Floor	1,856	124.590	231,236
OSP	Screen Porch	216	27.210	5,878
ENT	ENTRY	30	27.050	812

Net Sketched Area:	3,958			Total:	307,297
Size Ad	1856	Gross Area	3958	FinArea	1856

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	